097.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,007,900 / 1,007,900
					USE VALUE:	1,007,900 / 1,007,900
					ASSESSED:	1,007,900 / 1,007,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALENTI ANDREW P GAIL C/TRS
Owner 2:	A&G VALENTI REVOCABLE TRUST
Owner 3:	
Street 1:	22 FROST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VALENTI ANDREW P/GAIL C -
Owner 2:	-
Street 1:	22 FROST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,230 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2490 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10230.000	499,100		508,800	1,007,900
Total Card	0.235	499,100		508,800	1,007,900
Total Parcel	0.235	499,100		508,800	1,007,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.78 | /Parcel: 404.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63610

GIS Ref

GIS Ref

Insp Date 10/18/18

!7937!

PREVIOUS ASSESSMENT

Parcel ID 097.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	499,000	0	10,230.	508,800	1,007,800	1,007,800	Year End Roll	12/18/2019
2019	101	FV	393,600	0	10,230.	508,800	902,400	902,400	Year End Roll	1/3/2019
2018	101	FV	393,600	0	10,230.	436,100	829,700	829,700	Year End Roll	12/20/2017
2017	101	FV	393,600	0	10,230.	407,100	800,700	800,700	Year End Roll	1/3/2017
2016	101	FV	393,600	0	10,230.	348,900	742,500	742,500	Year End	1/4/2016
2015	101	FV	355,500	0	10,230.	312,600	668,100	668,100	Year End Roll	12/11/2014
2014	101	FV	355,500	0	10,230.	289,300	644,800	644,800	Year End Roll	12/16/2013
2013	101	FV	355,500	0	10,230.	275,900	631,400	631,400		12/13/2012

PRINT

Date	Time
12/10/20	22:32:07

LAST REV

Date	Time
05/07/19	15:05:51
apro	
7937	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALENTI ANDREW	65719-381		7/14/2015	Convenience	1	No	No		
WOLIN DAVID R	49263-369		4/10/2007	Inc Per Prop	604,000	No	No		
DERBA PAUL J	28613-162		5/22/1998		370,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2002	357	Alterati	5,000	C				RETAINING WALLS AN
1/3/2002	3	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	163	PATRIOT
12/3/2008	MLS	MM	Mary M
7/9/2007	MLS	HC	Helen Chinal
12/11/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
8/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10230		Sq. Ft.	Site		0	70.	0.71	4									508,832						508,800	

Total AC/HA: 0.23485 | Total SF/SM: 10230 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 508,832 | Spl Credit | Total: 508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.27499998
Const Adj.:	1.01595843
Adj $ / SQ:	123.058
Other Features:	119874
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613097
Depreciation:	114036
Depreciated Total:	499061

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

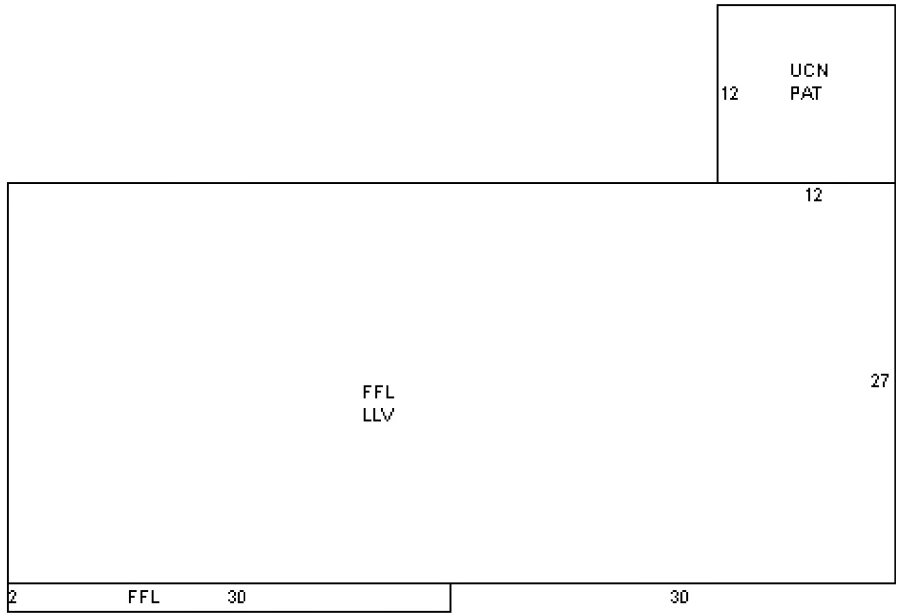
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.67
Special Features:	0	Val/Su Net:	139.10
Final Total:	499100	Val/Su SzAd	297.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,680	123.060	206,737
LLV	Lower Level	1,620	80.990	131,200
PAT	Patio	144	4.930	710
UCN	Canopy	144	17.040	2,454

Net Sketched Area:	3,588		Total:	341,101	
Size Ad	1680	Gross Are	3588	FinArea	2490

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

097.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: